



Community Profile

5892-5922 Gornito Lake Rd, Riverview, Florida, 33578
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 27.89547
 Longitude: -82.33081

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	12,984	73,770	163,910
2020 Total Population	16,043	93,897	199,060
2020 Group Quarters	16	562	3,432
2023 Total Population	16,229	99,410	210,093
2023 Group Quarters	15	560	3,451
2028 Total Population	16,466	102,507	215,759
2023-2028 Annual Rate	0.29%	0.62%	0.53%
2023 Total Daytime Population	11,032	78,849	192,384
Workers	3,727	35,174	95,275
Residents	7,305	43,675	97,109
Household Summary			
2010 Households	5,717	29,913	61,245
2010 Average Household Size	2.27	2.46	2.62
2020 Total Households	6,766	38,214	75,114
2020 Average Household Size	2.37	2.44	2.60
2023 Households	6,856	40,680	79,621
2023 Average Household Size	2.36	2.43	2.60
2028 Households	6,967	41,993	82,145
2028 Average Household Size	2.36	2.43	2.58
2023-2028 Annual Rate	0.32%	0.64%	0.63%
2010 Families	3,331	18,972	41,966
2010 Average Family Size	2.89	3.02	3.11
2023 Families	3,923	25,549	53,718
2023 Average Family Size	3.04	3.00	3.10
2028 Families	3,974	26,370	55,374
2028 Average Family Size	3.05	2.99	3.09
2023-2028 Annual Rate	0.26%	0.63%	0.61%
Housing Unit Summary			
2000 Housing Units	2,573	19,153	46,493
Owner Occupied Housing Units	43.4%	57.4%	65.4%
Renter Occupied Housing Units	45.4%	34.3%	27.2%
Vacant Housing Units	11.2%	8.3%	7.4%
2010 Housing Units	6,699	33,310	67,882
Owner Occupied Housing Units	39.8%	47.1%	55.6%
Renter Occupied Housing Units	45.5%	42.7%	34.6%
Vacant Housing Units	14.7%	10.2%	9.8%
2020 Housing Units	7,131	40,473	79,874
Owner Occupied Housing Units	36.5%	46.0%	55.2%
Renter Occupied Housing Units	58.4%	48.4%	38.9%
Vacant Housing Units	5.6%	5.6%	5.9%
2023 Housing Units	7,365	43,008	84,501
Owner Occupied Housing Units	39.3%	45.8%	56.4%
Renter Occupied Housing Units	53.8%	48.8%	37.8%
Vacant Housing Units	6.9%	5.4%	5.8%
2028 Housing Units	7,426	44,009	86,622
Owner Occupied Housing Units	39.6%	46.4%	57.0%
Renter Occupied Housing Units	54.2%	49.0%	37.9%
Vacant Housing Units	6.2%	4.6%	5.2%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income			
Household Income Base	6,856	40,680	79,621
<\$15,000	9.3%	8.6%	8.7%
\$15,000 - \$24,999	7.5%	6.2%	6.0%
\$25,000 - \$34,999	7.4%	7.6%	7.5%
\$35,000 - \$49,999	12.5%	10.9%	11.1%
\$50,000 - \$74,999	17.7%	21.0%	19.8%
\$75,000 - \$99,999	18.9%	15.5%	15.2%
\$100,000 - \$149,999	15.6%	16.8%	17.3%
\$150,000 - \$199,999	7.7%	8.4%	8.4%
\$200,000+	3.4%	5.0%	6.1%
Average Household Income	\$83,146	\$89,594	\$93,216
2028 Households by Income			
Household Income Base	6,967	41,993	82,145
<\$15,000	7.6%	7.0%	7.2%
\$15,000 - \$24,999	5.3%	4.8%	4.7%
\$25,000 - \$34,999	6.0%	6.3%	6.2%
\$35,000 - \$49,999	11.7%	9.8%	9.4%
\$50,000 - \$74,999	17.6%	20.1%	18.9%
\$75,000 - \$99,999	17.7%	14.8%	15.0%
\$100,000 - \$149,999	17.9%	18.6%	19.3%
\$150,000 - \$199,999	11.7%	12.4%	11.7%
\$200,000+	4.5%	6.4%	7.6%
Average Household Income	\$97,859	\$104,711	\$108,290
2023 Owner Occupied Housing Units by Value			
Total	2,897	19,695	47,629
<\$50,000	1.7%	2.2%	3.5%
\$50,000 - \$99,999	2.7%	1.8%	2.6%
\$100,000 - \$149,999	6.5%	3.0%	4.3%
\$150,000 - \$199,999	14.7%	8.7%	7.2%
\$200,000 - \$249,999	26.3%	19.6%	15.4%
\$250,000 - \$299,999	19.5%	21.4%	18.4%
\$300,000 - \$399,999	13.8%	24.0%	26.7%
\$400,000 - \$499,999	10.4%	8.7%	10.3%
\$500,000 - \$749,999	1.9%	5.8%	8.0%
\$750,000 - \$999,999	1.6%	1.7%	1.7%
\$1,000,000 - \$1,499,999	0.3%	0.7%	0.5%
\$1,500,000 - \$1,999,999	0.3%	0.4%	0.3%
\$2,000,000 +	0.3%	1.9%	1.0%
Average Home Value	\$287,823	\$358,156	\$343,682
2028 Owner Occupied Housing Units by Value			
Total	2,944	20,405	49,326
<\$50,000	1.9%	2.2%	3.3%
\$50,000 - \$99,999	4.7%	3.3%	4.9%
\$100,000 - \$149,999	1.6%	0.8%	1.2%
\$150,000 - \$199,999	13.8%	7.5%	6.4%
\$200,000 - \$249,999	26.1%	18.1%	14.5%
\$250,000 - \$299,999	19.0%	19.7%	16.7%
\$300,000 - \$399,999	14.5%	25.0%	27.0%
\$400,000 - \$499,999	12.2%	10.1%	11.9%
\$500,000 - \$749,999	2.4%	7.0%	9.7%
\$750,000 - \$999,999	2.2%	2.4%	2.3%
\$1,000,000 - \$1,499,999	0.5%	0.9%	0.6%
\$1,500,000 - \$1,999,999	0.6%	0.6%	0.4%
\$2,000,000 +	0.5%	2.4%	1.2%
Average Home Value	\$309,506	\$385,342	\$366,009

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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Median Household Income			
2023	\$66,787	\$68,043	\$69,850
2028	\$76,836	\$77,632	\$79,746
Median Home Value			
2023	\$246,424	\$284,530	\$296,050
2028	\$255,134	\$295,819	\$311,736
Per Capita Income			
2023	\$34,828	\$36,699	\$35,442
2028	\$41,075	\$42,996	\$41,344
Median Age			
2010	31.4	33.0	34.9
2020	33.7	35.0	36.6
2023	33.8	35.2	36.8
2028	33.5	35.0	36.9
2020 Population by Age			
Total	16,043	93,897	199,060
0 - 4	6.8%	6.4%	6.0%
5 - 9	6.5%	6.1%	6.3%
10 - 14	6.2%	5.9%	6.5%
15 - 24	13.2%	12.4%	12.6%
25 - 34	20.0%	19.1%	16.3%
35 - 44	15.1%	14.6%	14.2%
45 - 54	12.4%	12.7%	12.9%
55 - 64	10.7%	11.4%	12.1%
65 - 74	6.2%	7.1%	8.2%
75 - 84	2.2%	3.0%	3.6%
85 +	0.7%	1.2%	1.3%
18 +	77.1%	78.3%	77.6%
2023 Population by Age			
Total	16,227	99,410	210,092
0 - 4	6.5%	6.5%	6.1%
5 - 9	6.1%	6.4%	6.3%
10 - 14	5.9%	6.3%	6.4%
15 - 24	13.1%	12.9%	12.6%
25 - 34	20.9%	17.5%	15.9%
35 - 44	16.4%	15.8%	14.6%
45 - 54	11.9%	12.2%	12.5%
55 - 64	10.0%	10.7%	11.7%
65 - 74	6.3%	7.6%	8.9%
75 - 84	2.2%	3.2%	3.9%
85 +	0.6%	1.0%	1.1%
18 +	78.3%	77.3%	77.6%
2028 Population by Age			
Total	16,465	102,509	215,759
0 - 4	6.6%	6.7%	6.3%
5 - 9	5.9%	6.3%	6.1%
10 - 14	5.7%	6.3%	6.4%
15 - 24	13.4%	13.2%	12.4%
25 - 34	21.3%	17.6%	15.9%
35 - 44	15.9%	15.5%	14.8%
45 - 54	11.7%	12.0%	12.1%
55 - 64	9.4%	9.8%	10.9%
65 - 74	6.5%	7.6%	9.0%
75 - 84	2.9%	4.0%	4.9%
85 +	0.7%	1.1%	1.3%
18 +	78.7%	77.2%	77.6%
2020 Population by Sex			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Males	7,336	44,339	96,092
Females	8,707	49,558	102,968
2023 Population by Sex			
Males	7,645	47,963	103,117
Females	8,584	51,447	106,976
2028 Population by Sex			
Males	7,727	49,229	105,500
Females	8,739	53,278	110,260
2010 Population by Race/Ethnicity			
Total	12,984	73,769	163,911
White Alone	66.1%	65.5%	70.0%
Black Alone	21.0%	20.9%	18.0%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	3.3%	3.7%	2.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.2%	5.4%	5.0%
Two or More Races	4.0%	4.1%	3.5%
Hispanic Origin	20.7%	21.8%	21.9%
Diversity Index	67.4	68.4	65.4
2020 Population by Race/Ethnicity			
Total	16,043	93,897	199,060
White Alone	43.1%	46.5%	50.3%
Black Alone	24.0%	22.4%	19.4%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	4.6%	5.1%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.1%	9.3%	9.1%
Two or More Races	16.7%	16.2%	16.4%
Hispanic Origin	30.6%	27.9%	28.6%
Diversity Index	83.6	81.8	80.6
2023 Population by Race/Ethnicity			
Total	16,230	99,410	210,093
White Alone	42.3%	45.5%	49.2%
Black Alone	23.7%	22.3%	19.4%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	4.9%	5.3%	4.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.5%	9.8%	9.5%
Two or More Races	17.1%	16.5%	16.8%
Hispanic Origin	31.5%	29.1%	29.7%
Diversity Index	84.1	82.6	81.4
2028 Population by Race/Ethnicity			
Total	16,466	102,507	215,759
White Alone	40.0%	43.1%	46.8%
Black Alone	23.4%	22.4%	19.4%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	5.6%	5.9%	5.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	12.6%	10.8%	10.5%
Two or More Races	17.8%	17.3%	17.7%
Hispanic Origin	32.5%	30.0%	30.8%
Diversity Index	85.1	83.7	82.7

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2020 Population by Relationship and Household Type			
Total	16,043	93,897	199,060
In Households	99.9%	99.4%	98.3%
Householder	41.7%	40.7%	37.8%
Opposite-Sex Spouse	14.1%	15.5%	16.4%
Same-Sex Spouse	0.3%	0.3%	0.3%
Opposite-Sex Unmarried Partner	3.9%	3.7%	3.2%
Same-Sex Unmarried Partner	0.3%	0.3%	0.2%
Biological Child	27.3%	25.9%	26.8%
Adopted Child	0.4%	0.5%	0.6%
Stepchild	1.3%	1.3%	1.4%
Grandchild	1.9%	2.2%	2.6%
Brother or Sister	1.4%	1.4%	1.4%
Parent	1.9%	1.8%	1.8%
Parent-in-law	0.3%	0.4%	0.5%
Son-in-law or Daughter-in-law	0.3%	0.4%	0.5%
Other Relatives	1.3%	1.4%	1.6%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.4%	3.5%	3.3%
In Group Quarters	0.1%	0.6%	1.7%
Institutionalized	0.0%	0.4%	1.5%
Noninstitutionalized	0.1%	0.2%	0.3%
2023 Population 25+ by Educational Attainment			
Total	11,099	67,433	144,192
Less than 9th Grade	2.6%	3.0%	3.2%
9th - 12th Grade, No Diploma	4.2%	3.8%	4.4%
High School Graduate	21.2%	22.6%	24.0%
GED/Alternative Credential	2.1%	4.0%	4.6%
Some College, No Degree	21.6%	18.6%	18.2%
Associate Degree	13.6%	10.9%	10.7%
Bachelor's Degree	23.3%	25.1%	23.8%
Graduate/Professional Degree	11.5%	11.9%	11.2%
2023 Population 15+ by Marital Status			
Total	13,231	80,289	170,713
Never Married	40.7%	38.7%	35.9%
Married	42.3%	43.4%	47.0%
Widowed	3.2%	4.7%	4.9%
Divorced	13.8%	13.2%	12.2%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,415	57,854	115,214
Population 16+ Employed	96.4%	97.2%	97.0%
Population 16+ Unemployment rate	3.6%	2.8%	3.0%
Population 16-24 Employed	12.3%	13.1%	12.6%
Population 16-24 Unemployment rate	10.7%	7.6%	8.4%
Population 25-54 Employed	70.4%	68.3%	66.6%
Population 25-54 Unemployment rate	2.7%	2.0%	2.2%
Population 55-64 Employed	13.6%	13.8%	15.5%
Population 55-64 Unemployment rate	1.7%	1.9%	2.2%
Population 65+ Employed	3.7%	4.8%	5.2%
Population 65+ Unemployment rate	3.4%	1.9%	1.7%

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2023 Employed Population 16+ by Industry			
Total	9,074	56,251	111,750
Agriculture/Mining	0.1%	0.1%	0.2%
Construction	4.9%	5.3%	6.4%
Manufacturing	3.9%	4.4%	5.3%
Wholesale Trade	2.8%	2.2%	2.3%
Retail Trade	12.2%	10.8%	11.1%
Transportation/Utilities	4.4%	7.8%	7.6%
Information	3.1%	1.9%	1.7%
Finance/Insurance/Real Estate	15.7%	14.0%	13.1%
Services	47.9%	49.2%	48.1%
Public Administration	5.2%	4.3%	4.3%
2023 Employed Population 16+ by Occupation			
Total	9,073	56,250	111,751
White Collar	71.7%	69.0%	66.2%
Management/Business/Financial	18.4%	20.8%	20.1%
Professional	25.5%	25.8%	23.4%
Sales	11.2%	8.4%	8.8%
Administrative Support	16.7%	13.9%	13.8%
Services	13.9%	14.2%	15.4%
Blue Collar	14.3%	16.8%	18.5%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	2.6%	3.4%	3.9%
Installation/Maintenance/Repair	2.9%	3.1%	3.1%
Production	3.6%	2.6%	2.9%
Transportation/Material Moving	5.2%	7.7%	8.4%
2020 Households by Type			
Total	6,766	38,214	75,114
Married Couple Households	34.5%	38.9%	44.2%
With Own Children <18	13.9%	14.9%	17.0%
Without Own Children <18	20.6%	24.0%	27.2%
Cohabiting Couple Households	10.0%	9.8%	8.9%
With Own Children <18	3.1%	2.9%	3.1%
Without Own Children <18	6.9%	6.9%	5.8%
Male Householder, No Spouse/Partner	19.0%	19.2%	17.5%
Living Alone	12.4%	12.4%	10.8%
65 Years and over	1.6%	1.8%	2.3%
With Own Children <18	2.0%	1.9%	1.8%
Without Own Children <18, With Relatives	3.3%	3.1%	3.3%
No Relatives Present	1.3%	1.7%	1.6%
Female Householder, No Spouse/Partner	36.4%	32.1%	29.4%
Living Alone	16.3%	15.2%	13.4%
65 Years and over	4.3%	4.5%	4.9%
With Own Children <18	10.0%	7.6%	6.9%
Without Own Children <18, With Relatives	8.6%	7.8%	7.8%
No Relatives Present	1.5%	1.5%	1.2%
2020 Households by Size			
Total	6,766	38,214	75,114
1 Person Household	28.7%	27.6%	24.2%
2 Person Household	32.8%	33.7%	32.9%
3 Person Household	18.3%	17.7%	18.3%
4 Person Household	10.9%	11.9%	13.6%
5 Person Household	5.4%	5.5%	6.5%
6 Person Household	2.3%	2.3%	2.8%
7 + Person Household	1.6%	1.3%	1.6%

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2020 Households by Tenure and Mortgage Status			
Total	6,766	38,214	75,114
Owner Occupied	38.5%	48.7%	58.7%
Owned with a Mortgage/Loan	31.3%	38.9%	44.6%
Owned Free and Clear	7.1%	9.9%	14.1%
Renter Occupied	61.5%	51.3%	41.3%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	111	98	95
Percent of Income for Mortgage	22.2%	25.1%	25.5%
Wealth Index	51	63	77
2020 Housing Units By Urban/ Rural Status			
Total	7,131	40,473	79,874
Urban Housing Units	100.0%	99.9%	99.8%
Rural Housing Units	0.0%	0.1%	0.2%
2020 Population By Urban/ Rural Status			
Total	16,043	93,897	199,060
Urban Population	100.0%	99.9%	99.8%
Rural Population	0.0%	0.1%	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Bright Young Professionals	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Bright Young Professionals	Bright Young Professionals
3.	Young and Restless (11B)	Young and Restless (11B)	Young and Restless (11B)
2023 Consumer Spending			
Apparel & Services: Total \$	\$12,209,927	\$77,604,435	\$155,543,036
Average Spent	\$1,780.91	\$1,907.68	\$1,953.54
Spending Potential Index	81	87	89
Education: Total \$	\$8,735,075	\$56,402,222	\$116,611,497
Average Spent	\$1,274.08	\$1,386.49	\$1,464.58
Spending Potential Index	71	77	82
Entertainment/Recreation: Total \$	\$20,047,343	\$128,065,478	\$261,471,347
Average Spent	\$2,924.06	\$3,148.12	\$3,283.95
Spending Potential Index	77	83	87
Food at Home: Total \$	\$36,140,118	\$232,755,505	\$471,566,072
Average Spent	\$5,271.31	\$5,721.62	\$5,922.63
Spending Potential Index	78	84	87
Food Away from Home: Total \$	\$21,252,724	\$135,139,439	\$269,533,706
Average Spent	\$3,099.87	\$3,322.01	\$3,385.21
Spending Potential Index	83	89	91
Health Care: Total \$	\$38,017,848	\$245,892,294	\$506,966,263
Average Spent	\$5,545.19	\$6,044.55	\$6,367.24
Spending Potential Index	75	82	87
HH Furnishings & Equipment: Total \$	\$16,107,350	\$102,574,974	\$208,067,150
Average Spent	\$2,349.38	\$2,521.51	\$2,613.22
Spending Potential Index	79	85	88
Personal Care Products & Services: Total \$	\$5,315,873	\$33,815,686	\$68,194,016
Average Spent	\$775.36	\$831.26	\$856.48
Spending Potential Index	81	87	90
Shelter: Total \$	\$134,127,571	\$857,082,309	\$1,727,673,163
Average Spent	\$19,563.53	\$21,068.89	\$21,698.71
Spending Potential Index	79	85	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,573,520	\$105,578,328	\$218,920,542
Average Spent	\$2,417.37	\$2,595.34	\$2,749.53
Spending Potential Index	77	83	88
Travel: Total \$	\$12,171,300	\$77,232,355	\$157,352,271
Average Spent	\$1,775.28	\$1,898.53	\$1,976.27
Spending Potential Index	79	84	88
Vehicle Maintenance & Repairs: Total \$	\$7,396,753	\$47,282,803	\$94,920,708
Average Spent	\$1,078.87	\$1,162.31	\$1,192.16
Spending Potential Index	82	89	91

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 17, 2024